PHILIP BOOTH ESQ.

28 Wilson Avenue, Henley-On-Thames, Oxon, RG9 1ET

£725,000

- Attractive fully refurbished 3-bedroom end-of-terrace home in a popular road
- Bright kitchen / breakfast room with high-end fitted kitchen
- Generous rear garden with detached summer house
- Hallway with under-stairs storage and cloakroom
- 3 bedrooms with 2 double bedrooms with fitted wardrobes, and a single bedroom
- Planning permission granted (lapsed) for single storey extension and loft conversion
- Large sitting room with gas fire and restored wooden floors
- Modern bathroom with separate shower and bath
- No onward chain

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

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Offered with no onward chain - A pretty and immaculately presented 3-bedroom brick and flint end-of-terrace cottage, situated in a sought-after road approx. 0.5 miles from Henley town centre and railway station. Fully refurbished including a fabulous kitchen breakfast room overlooking the ample rear garden and benefitting from a spacious first-floor bathroom and ground floor cloakroom.

3 1 1 D

Council Tax Band: D

ACCOMMODATION
The entrance hall is wide with a high ceiling, refurbished original wooden floorboards and stairs leading to the first floor. The cloakroom is located under the stairs with a folding door and a modern white suite comprising a wash-hand basin and low-level w.c..

The sitting room has a front aspect with a modern double-glazed sash-style window with bespoke plantation shutters. Refurbished original wooden floorboards, the cast-iron fireplace has a slate hearth and houses a 'real flame' gas fire. Bespoke fitted book shelving and cupboards sit to either side of the chimney breast.

The bright kitchen features an extensive range of fitted wall and base units with granite work-surfaces, with an inset sink unit. There is an integrated Bosch dishwasher, an integrated Neff microwave, electric Neff oven and 4-ring gas hob with hood over. The room benefits from a high ceiling with recessed spotlights, and flagstone tiled flooring. A cupboard houses the gas-fired boiler, and a part-glazed door opens to the patio and garden.

The first-floor landing has doors to bedrooms. A drop-down ladder gives access to the the loft, which is the size of the foot print of the house, has full height to stand and has been boarded and insulated.

Bedroom 1 is a charming double bedroom with a front aspect with a modern sash style double glazed window with shutters. It has been carpeted, and there are fitted wardrobes on either side of the chimney breast which has a cast iron fireplace.

Bedroom 2 is a carpeted double bedroom with a rear aspect with a double glazed sash window, fitted plantation shutters, a cast iron fireplace, fitted shelves and a fitted wardrobe.

Bedroom 3 is a single bedroom, carpeted, and has a front aspect with a recess with space for a desk.

The family bathroom features a modern white suite comprising a bath, a separate shower cubicle with rainfall shower head and wand, a w.c. and wash hand basin, a tiled floor with underfloor heating, and a window. The bathroom mirror is illuminated and a useful motion-sensor light has been installed under the basin unit.

OUTSIDE
The rear garden has a patio terrace leading to the lawn with mature borders, with a pedestrian gate to the side access. The original coal shed is integrated into the house, and in use as a storage shed. A further brick outhouse contains the laundry facilities. At the end of the garden is a detached summer house is fitted with lights, power and broadband.

Agent's note: Planning Permission was granted in 2020 for a single-storey rear extension, a loft conversion and to install a new rear dormer window. This will have lapsed, but full architectural plans and documents are available on the SODC planning portal. Planning ref: P20/S3955/HH

LOCATION
Living in Wilson Avenue

Wilson Avenue is a popular residential road with a strong neighbourly community, a short walk from the train station and town centre, 0.4 miles to the River Thames and convenient for local primary and secondary schools.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are boutique shops and delis, a cinema, a theatre, excellent pubs, cafés and restaurants, a bustling market every Thursday and good schools for all ages.

The commuter is well provided for with the M4/M40 road network giving access to the M25, London, Heathrow, West Country and Midlands.

Reading – 7 miles
Maidenhead M4 Junction 8/9 – 11 miles
London Heathrow – 25 miles
London West End – 36 miles

Rail links are available via the convenient Henley branch line from Henley to Twyford, with access there to the Elizabeth Line into London, and fast mainline trains in London Paddington, or to the West Country and South coast via Reading mainline station.

Schools
Primary Schools – Trinity Primary School, Sacred Heart School
Secondary Schools – Gillotts School - OFSTED Outstanding
Sixth Form – The Henley College
Independent – St Mary's School, Rupert House School in Henley. Larger secondary schools include Shiplake College, Reading Blue Coat, Queen Anne's and The Abbey in Reading. School buses also operate to the boys' and girls' schools in Abingdon.

Leisure
Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall,

squash courts and a gym.

Various river pursuits on the Thames and the world-famous Henley Royal Regatta. The Henley Festival of Arts. Boating marina facilities are available at Hambleden, Harleyford and Wargrave.

Golf at Henley Golf Club and Badgemore Park Golf Club.
Superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

Tenure – Freehold
Services - mains gas, electricity, water, drainage
Broadband - Ultrafast fibre to the premises via Zzoomm, Superfast via BT
Local Authority - South Oxfordshire District Council
Council Tax - Band D

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Approximate Gross Internal Area = 84.1 sq m / 905 sq ft
Summer House = 7.5 sq m / 81 sq ft
Total = 91.6 sq m / 986 sq ft

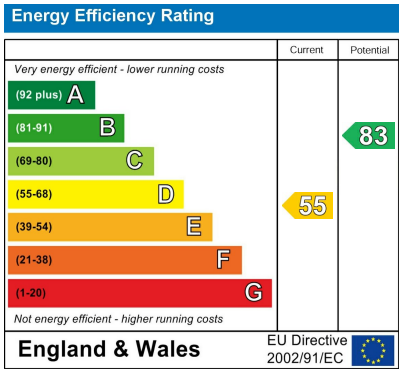
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1040969)

Directions

From Station Road, at the traffic lights with Reading Road turn left. Continue over the mini-roundabout and past the petrol filling station on the left. The turning to Wilson Avenue will be found on the right hand side, where the property will be found on the right.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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